

10:11 AM 8 JUL 11:01
TOTAL P. 26

MTL-70203KR

Vol M05 Page 52077



State of Oregon, County of Klamath
Recorded 07/08/05 11:01 a m
Vol M05 Pg 52077-78
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:
KENNETH J. OLMSTEAD
5708 Hart Ct.
Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

KENNETH J. OLMSTEAD
5708 Hart Ct.
Klamath Falls, OR 97601

Escrow No. MT70203-KR

STATUTORY WARRANTY DEED

PAUL C. CAHILL, Grantor(s) hereby convey and warrant to KENNETH J. OLMSTEAD, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7-6-05 day of

PAUL C. CAHILL



State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on July 7, 2005 by PAUL C. CAHILL.

(Notary Public for Oregon)

My commission expires 1-20-06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, a duly recorded subdivision in Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the North line of said Lot 22-B from which an iron axle marking the Northeast corner of said Lot 22-B bears North 89° 46' 32" East, 969.54 feet said point of beginning also marking the intersection of the Southerly right-of-way line of Eberlein Avenue with the Southwesterly right-of-way line of the Klamath Falls-Malin State Highway No. 50; thence along said highway right-of-way line South 73° 01' 26" East, 207.73 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line South 40° 00' 00" East, 494.80 feet to a 1/2 inch iron pin opposite engineers centerline station 184 + 44.8; thence leaving said right-of-way line South 50° 00' 00" West, 64.24 feet to a 1/2 inch iron pin on the Northerly right-of-way line of Alameda Avenue, a County Road; thence along said County Road right-of-way line North 47° 07' 00" West, 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (delta = 34° 10', long chord = North 64° 12' 02" West, 640.36 feet) 649.95 feet to a 1/2 inch iron pin; thence North 81° 17' 00" West, 143.10 feet to a 1/2 inch iron pin at the point of intersection of said County Road right-of-way line with the Southerly right-of-way line of Eberlein Avenue; thence North 89° 51' 55" East along said right-of-way line 443.78 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situate in Lot 22-B, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron axle marking the Northeast corner of said Lot 22-B; thence South 89° 46' 32" West along the North line of said Lot 969.54 feet; thence South 73° 01' 26" East along the Southwesterly right of way line of the Klamath Falls-Malin State Highway #50 a distance of 207.73 feet to a 5/8 inch iron pin; thence continuing along said right of way line South 40° 00' 00" East, 134.80 feet to the point of beginning for this description; thence continuing along said right of way line South 40° 00' 00" East, 360.00 feet to a 1/2 inch iron pin; thence at right angles South 50° 00' 00" West, 64.24 feet to a 1/2 inch iron pin on the Northerly right of way line of Alameda Avenue, a County Road; thence North 47° 07' 00" West along said right of way line 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 foot radius curve to the left (delta = 04° 59' 12", long chord = North 49° 36' 36" West, 94.83 feet), 94.86 feet to a point on curve; thence leaving said right of way North 47° 37' 18" East, 112.86 feet to the point of beginning.

Tax Account No: 3809-034CD-00200-000

Key No: 444923